Industrial/Flex | For Sale or Lease



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Price:	\$15/sq. ft. Modified Gross
Available SF:	11,480 sq. ft.
Lot Size:	33,400 SF
Ceiling Height:	11' clear
Overhead doors:	210' x 10' and 10' x 10' 9"
Power:	800 AMP 240/120 4 wire
Taxes(2021):	\$39,848.00

PROPERTY OVERVIEW

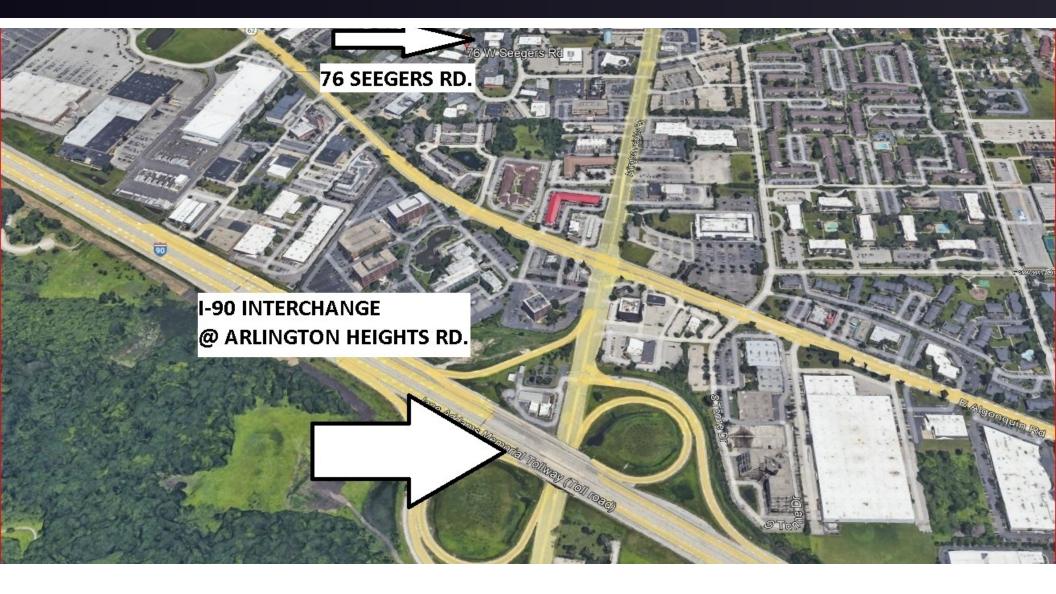
Flex/Industrial building for sale or lease in Arlington Heights near Algonquin Road and Arlington Heights Road. Two minutes from I-90 tollway.

All masonry, fully air-conditioned building with ceiling fans and outdoor lighting.

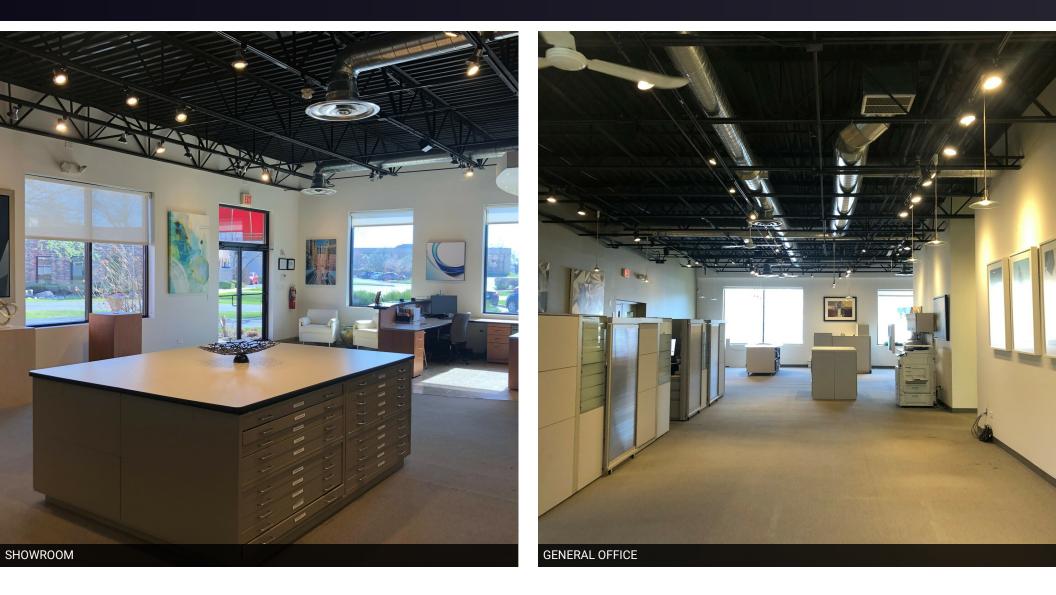
5,090 sq. ft. Showroom. Two overhead grade-level doors.

1,440 sq. ft. concrete pad/patio. 21 parking spaces.

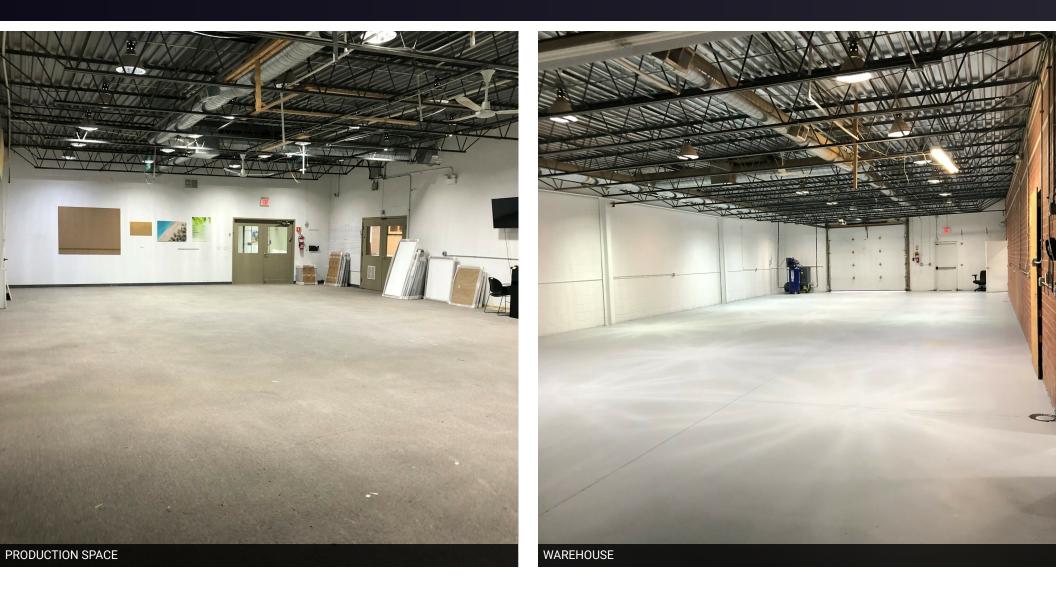
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,873	259,007	1,028,136
Average Age	39.7	43.0	41.8
Average Age (Male)	40.3	41.5	40.5
Average Age (Female)	39.4	43.7	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 4,902	5 MILES 108,527	10 MILES 409,512
Total Households	4,902	108,527	409,512

* Demographic data derived from 2020 ACS - US Census

